

Site M:26/10/29

Wagman House

203 West Montgomery Avenue, Rockville

Built: 1884-1886

Private

Rebecca T. Veirs, a wealthy widow, was one of the first to invest in the promotion of Rockville as a summer resort and desirable suburban address. She built a large boarding house on Montgomery Avenue and next door built this simple cottage, unadorned except for corner tower, which was constructed for summer or permanent tenants. It was lost through foreclosure when Rockville's boom years declined, but later returned to the Veirs family through marriage.

**Maryland Historical Trust
State Historic Sites Inventory Form**

Survey No. M, 26/10/29

Magi No. 1650452604

DOE yes no

1. Name (indicate preferred name)

historic

and/or common Wagman house

2. Location

street & number 203 West Montgomery Avenue not for publication

city, town Rockville vicinity of congressional district 8

state Maryland county Montgomery

3. Classification

Category	Ownership	Status	Present Use
<u> </u> district	<u> </u> public	<input checked="" type="checkbox"/> occupied	<u> </u> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<u> </u> unoccupied	<u> </u> commercial
<u> </u> structure	<u> </u> both	<u> </u> work in progress	<u> </u> educational
<u> </u> site	Public Acquisition	Accessible	<u> </u> entertainment
<u> </u> object	<u> </u> in process	<u> </u> yes: restricted	<u> </u> government
	<u> </u> being considered	<u> </u> yes: unrestricted	<u> </u> industrial
	<input checked="" type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<u> </u> military
			<u> </u> museum
			<u> </u> park
			<input checked="" type="checkbox"/> private residence
			<u> </u> religious
			<u> </u> scientific
			<u> </u> transportation
			<u> </u> other:

4. Owner of Property (give names and mailing addresses of all owners)

name Arthur M. and Lynn Wagman

street & number 203 West Montgomery Avenue telephone no.: 340-1669

city, town Rockville state and zip code Maryland 20850

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Land Records liber 4186

street & number Montgomery County Courthouse folio 191

city, town Rockville state Maryland

6. Representation in Existing Historical Surveys

title National Register - West Montgomery Ave. Historic District - 1974
M-NCPPC - 1976

date Locally designated historic district federal state county local
(1974)

depository for survey records City of Rockville
city, town Rockville state Maryland 20850

7. Description

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Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

This 2 1/2 story, 3 bay by 5 bay, frame house faces south on West Montgomery Avenue from its deep wooded yard.

Built on a brick and stone foundation, this cross-gabled roofed house is rectangular in its overall form. The facade is comprised of several parts: a hipped roof porch runs the width of the south facade. Supported by large chamfered posts, the porch has been modified by the removal of railing and balusters; traces of either brackets or a frieze remain on the porch posts. The north (left) bay of the facade is a wood & glass paneled front door with a transom atop. Two 2-over-2 windows, roughly the same size as the door, open on to the porch. On the second level are three 2-over-2 windows. The balanced facade changes above the second story with the southwest bay rising into a gambrel roofed square tower and the east two bays rising on the third level to a gable end with a centered six paned attic lunette. An interior brick chimney is visible to the east of this gable.

On the west side a diamond shaped leaded stained glass window lights the first level. A three sided one story window bay projects from the east side adjacent to a freestanding small garage. The rear (north) of the house has a one-story lean-to addition extending across it. Novelty siding covers the entire house, which has plain moldings and trimwork and a recently added asphalt shingled roof.

8. Significance

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Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1884-86 Builder/Architect

check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

Rebecca Thomas Veirs was one of the pioneers of residential development in the West End of Rockville. Her inclusion, as one of the few women among hundreds of men, in the 1898 volume of local biographies rewarded not only her family background, but her personal financial achievements.¹ 203 West Montgomery Avenue was her first speculative venture in real estate. Six years later she would be buying and selling properties at a dizzying rate, but this was her first. The house remains mostly unaltered, a tribute to its quality of construction and livability.

Rebecca Veirs was the widow of William A. Veirs. Both Rockville area natives of long time County families, they had moved to Florida after their marriage in 1853 but returned after the outbreak of the Civil War and raised six children. When Margaret Beall subdivided her land and offered it for sale, Rebecca, through her trustee (and son) Charles Veirs, bought several lots; #203 is located on lot 3 which she purchased with lot 4 next door for \$700 in 1883.² She immediately mortgaged the lot to Ms. Beall, a provision of the mortgage being that a house would be built on the premises within five years. The mortgage was released in 1886, so the house was probably built between 1884 and 1886.

Rebecca may have been hoping to capture more than one aspect of the summer resort trade in her building of this house, since she also built a larger "boarding house" on the adjoining lot. The subject house, modest in size and style, was probably aimed at a summer or permanent tenant of the middle class who wished to enjoy the healthful benefits of the suburban environment. But Rebecca's increasingly bigger real estate investments, like the 12 acre "Veirs Addition to Rockville", needed capital. She re-mortgaged #203 in 1891 and by 1897 was in default causing a sale, at public auction to the mortgagee, Mary Tyler. At that time, the house was described as "an attractive and convenient two-story frame dwelling, containing seven rooms, and halls on both stories. A porch runs across the entire front. There is a cellar under the house. The lot is shaded by a fine grove of forest trees, is in the heart of the residence portion of the Town, and is very desirable not only for its intrinsic value, but also on account of its location."³

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203 West Montgomery Ave.

#8 CONTINUATION P. . 8.1

When local merchant Stephen B. Lyddane, who lived across the street in the mansard-roofed home (#208) died in 1906, the Lyddane children purchased #203 as a home for their widowed mother. Fannie Lyddane lived here until her death in 1918. In that same year, Rebecca Veirs died at age 84. The Lyddane and Veirs families were related through several marriages. When Mrs. Lyddane died, her heirs sold the house to Mrs. Veirs' daughter Jane Bradley, who was living nearby at 227 West Montgomery Avenue. Jane Bradley, and then her son Stephen Cromwell owned the property until its sale to the Maisch family in 1955.⁴ In 1972 attorney Arthur Wagman and his wife purchased the house.

1. Portraits and Biographical Record of the 6th Congressional District Chapman Publishing, (1898) Rebecca's biography pp 721-724.
2. Montgomery County Land Records, Liber EBP 29, folio 258,
3. Equity #1451, Judgment Record J.L.B. 3 folio 285 et seq.
4. Montgomery County Land Records, Liber 2141, folio 571.

9. Major Bibliographical References

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Portrait & Biographical Record of 6th Cong. District (Chapman, 1898)
Montgomery County Land, Tax & Equity Records; County newspapers, various
Family histories & genealogies: Lyddane, Veirs, Bradley
Plats & Maps: 1890 Beall's Subdiv., 1917 Deets & Maddox Real Estate Atlas,
Plats B6&7, 1/10;

10. Geographical Data

Acreage of nominated property .25 acre

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

A

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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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H

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Verbal boundary description and justification

Original 1875 plat of these lots bordering Montgomery Avenue was never recorded; therefore, City tax records does not give them a number, though later blocks of Beall's Subdivision are recorded by block and lot number.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title	Anne W. Cissel/Glen Leiner, arch. desc.		
organization	Peerless Rockville	date	August 1984
street & number	P.O. Box 4262	telephone	762-0096
city or town	Rockville	state	Maryland 20850

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MORTGAGEE'S SALE

Of Valuable Residence Property In Rockville, Maryland.

By virtue of the power and authority contained in a mortgage from Charles Veirs, Trustee of Rebecca T. Veirs, to Mary Tyler, dated on the 3rd day of November, A. D. 1891, and recorded among the Land Records of Montgomery county, in the State of Maryland, in Liber J. A., No. 28, folios 275, &c., the subscriber, as attorney named in said mortgage, and therein authorized to make sale of the mortgaged property, will on

TUESDAY, JANUARY 5TH,

1897, at the hour of 2 o'clock p. m., in front of the mortgaged premises, in the Town of Rockville, in said county, offer for sale the property mentioned and described in said mortgage.

This property fronts 40 feet on Commerce street in said Town of Rockville, and has a depth of about 260 feet. The lot is improved by an attractive and convenient two-story

FRAME DWELLING,

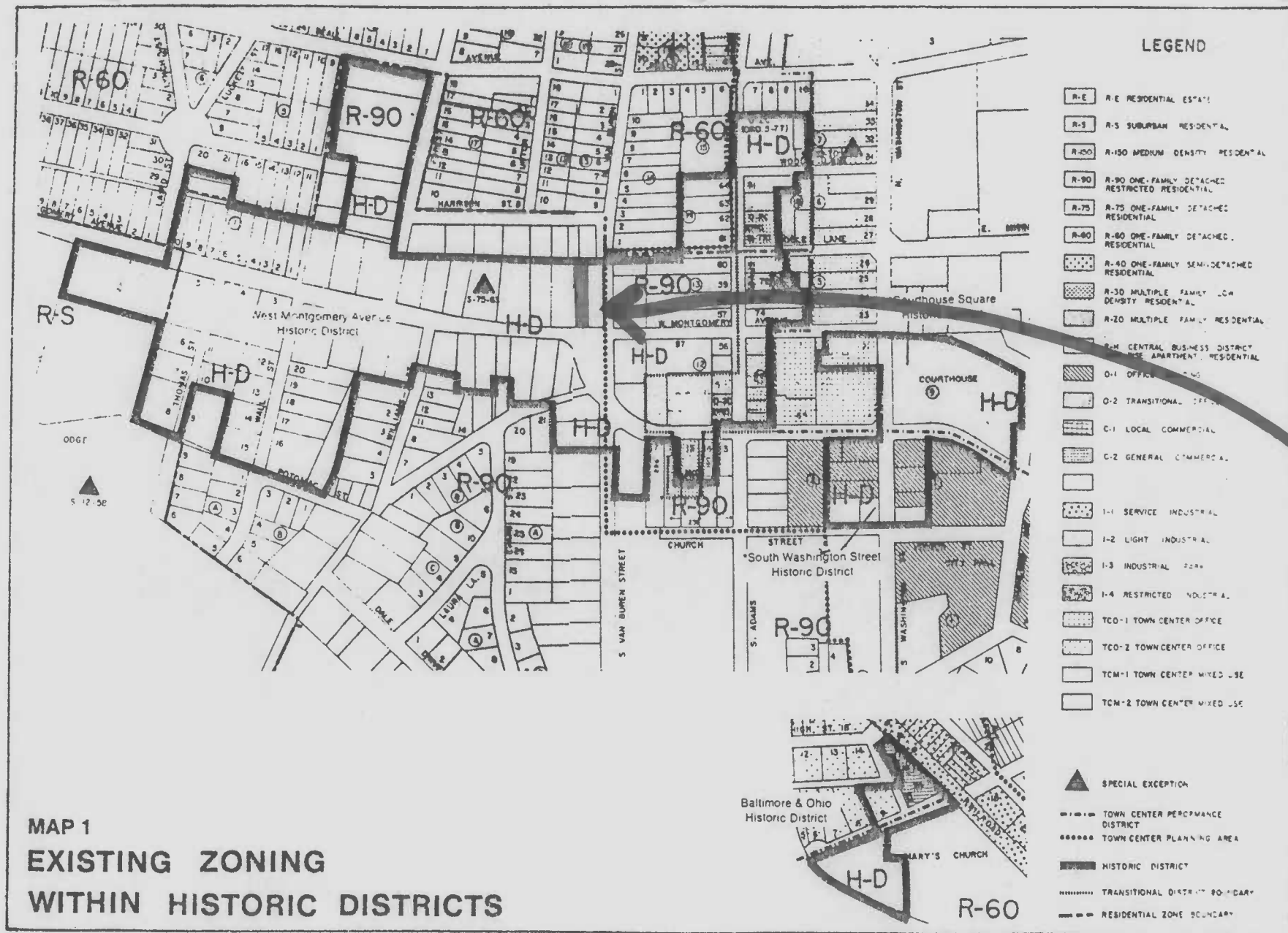
containing seven rooms, and halls on both stories. A porch runs across the entire front. There is a cellar under the house. The lot is shaded by a fine grove of forest trees, is in the heart of the residence portion of the Town, and is very desirable not only for its intrinsic value, but also on account of its location.

The property adjoins the house and lot now occupied by Mr. W. P. Mason on the west, the residence of Mrs. J. W. Hogg on the east, and the property of Miss Margaret J. Beall on the north.

Terms of Sale as Prescribed by the Mortgage:—Cash, of which a deposit of \$250 will be required on the day of sale. Conveyancing at the cost of the purchaser.

CHARLES W. PRETTYMAN,

Attorney named in the mortgage to make sale:



M: 26/10/29
Wagman House
203 West Montgomery Avenue
Rockville



RICHARD H. ANDREWS
1608 Faragut Avenue
Rockville, Maryland 20851

1018-5

M: 26/10/29 HOUSE
WAGMAN
203 W. Montgomery
Ave.

SOUTH ELEVATION
AUGUST, 1984